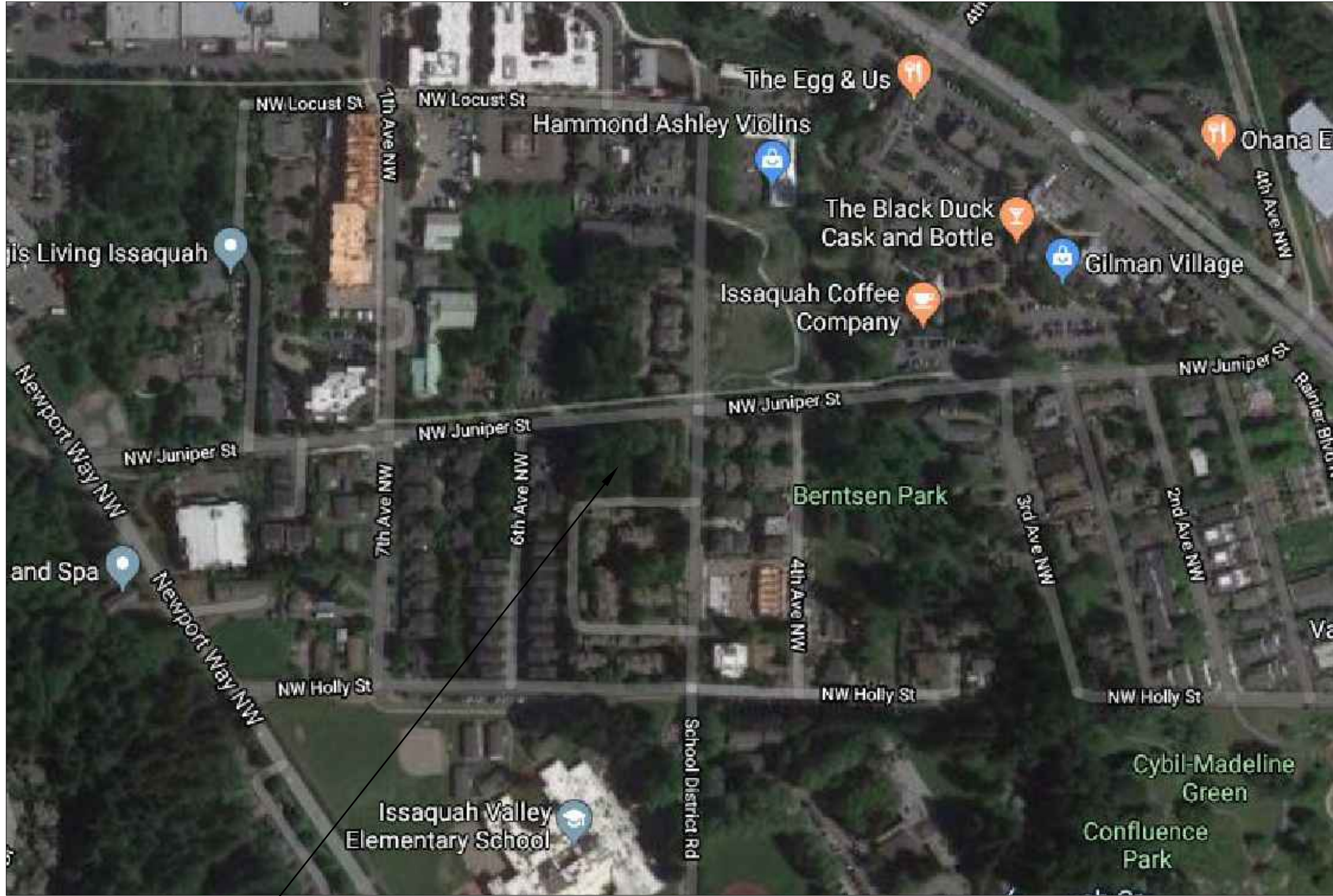


EXISTING STREET VIEW

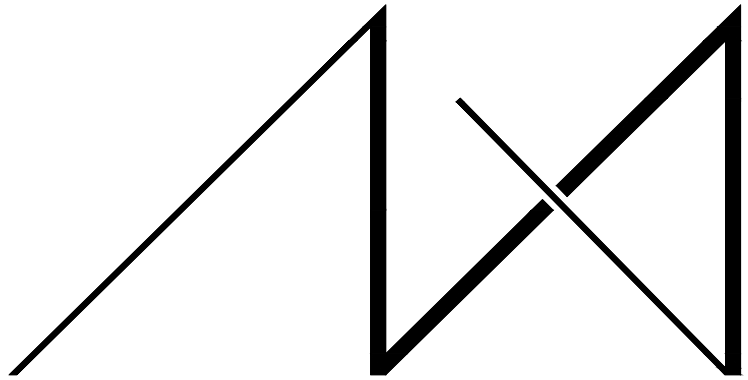
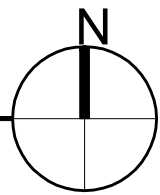
NTS



PROJECT LOCATION

VICINITY MAP

NTS

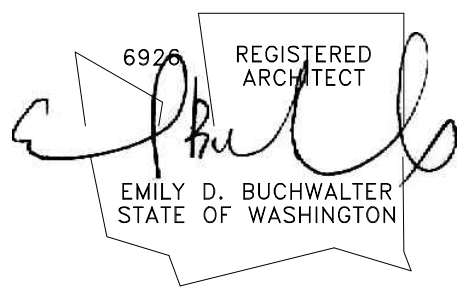


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TEL: (425) 453-9298

REGISTRATION:



INTAKE: DATE:

REVISIONS:	DATE:
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PROJECT / CLIENT:

ISSAQUAH DUPLEX
HULTQUIST HOMES
GREG RUMSEY
PO BOX 1987, ISSAQUAH WA 98027
(907) 242-6527
rumsey@hultquisthomes.com

JOB ADDRESS:

ISSAQUAH, WA 98027
PARCEL # 884390-0500

DRAWING NAME:

VICINITY MAP

ISSUE: DATE:

Drawn By: JK, SJ
Checked By: JK
Owner Approval:

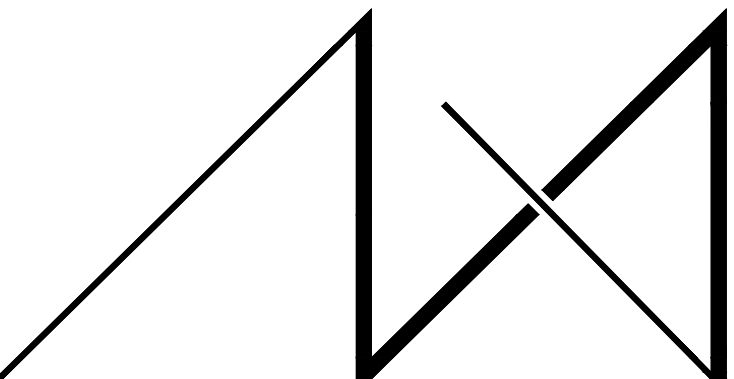
PHASE:

SITE PLANNING

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PROJECT No.: **2022 103**
DATE: **09-23-2022**

SCALE: 1:1

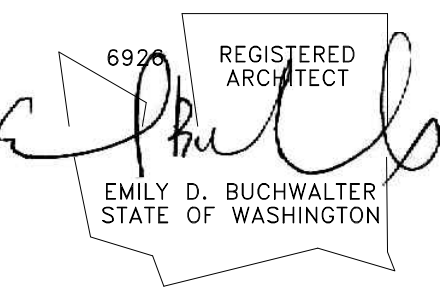


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ISSAQUAH, WA 98027
PARCEL # 884390-0500

DRAWING NAME:

FLOOR PLANS

ISSUE: DATE:

Drawn By: JK, SJ

Checked By: JK

Owner Approval:

PHASE:

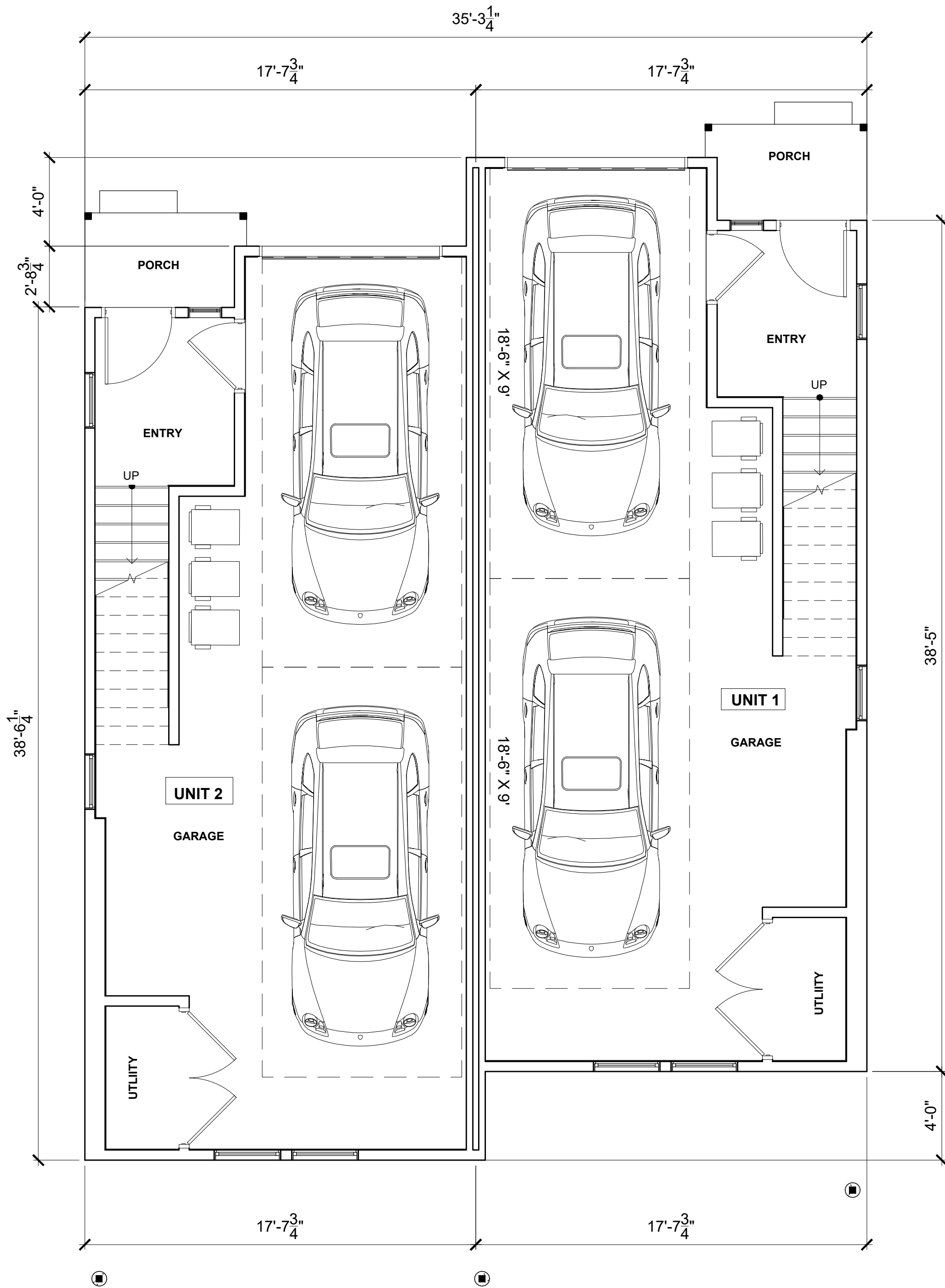
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PROJECT No.: 2022 103

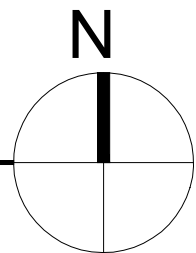
DATE: 09-23-2022

SCALE: 1:1

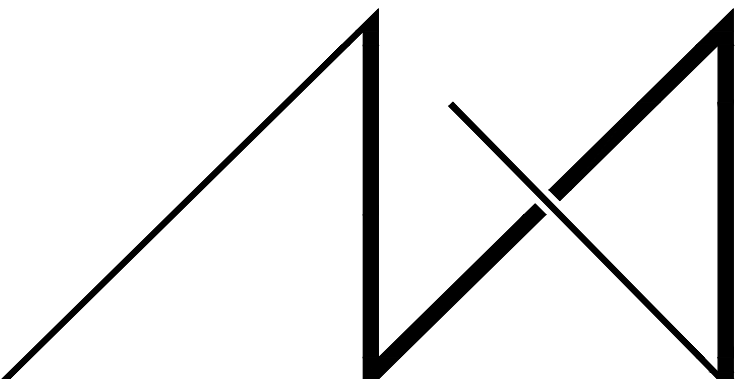


1ST FLOOR

SCALE 1/4" = 1'-0"



FLOOR AREA	UNIT 1	UNIT 2	TOTAL
1st	50	50	100
2nd	785	785	1,570
3rd	780	780	1,560
4th	285	285	570
FAR	1,900	1,900	3,800
Garage	555	555	1,110
TOTAL GROSS	2,455	2,455	4,910
roof top deck	115	115	230

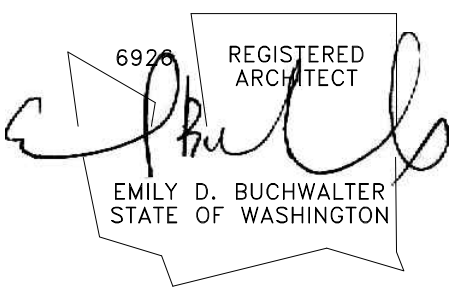


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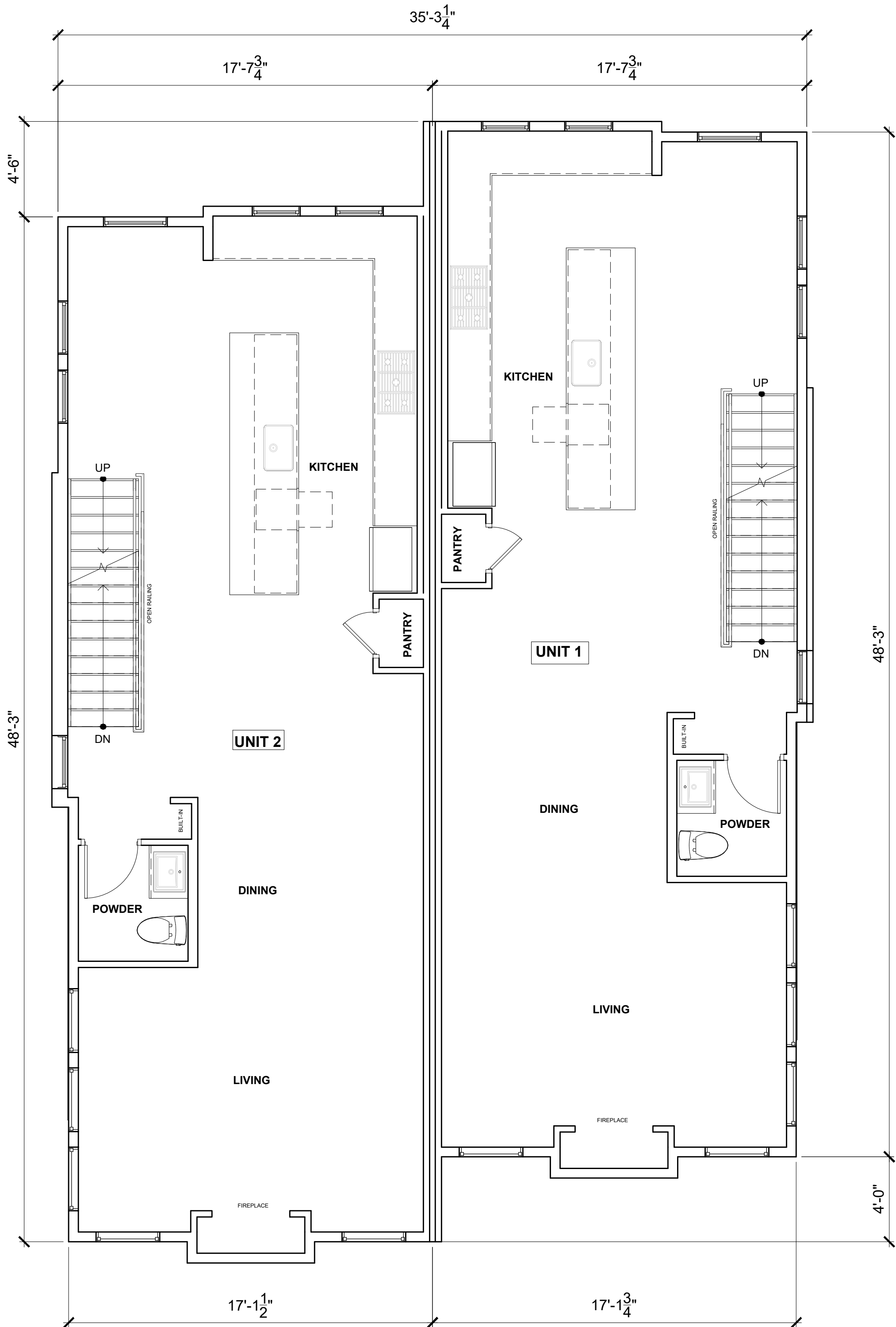
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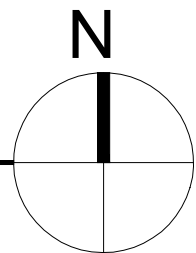
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DATE: 09-23-2022

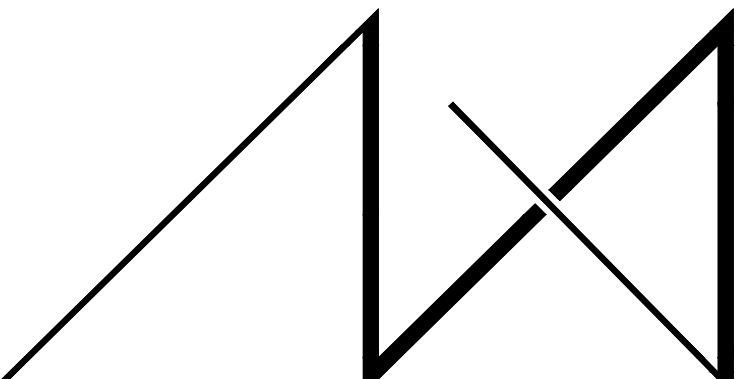
SCALE: 1:1



2ND FLOOR
SCALE 1/4" = 1'-0"



FLOOR AREA	UNIT 1	UNIT 2	TOTAL
1st	50	50	100
2nd	785	785	1,570
3rd	780	780	1,560
4th	285	285	570
FAR	1,900	1,900	3,800
Garage	555	555	1,110
TOTAL GROSS	2,455	2,455	4,910
roof top deck	115	115	230

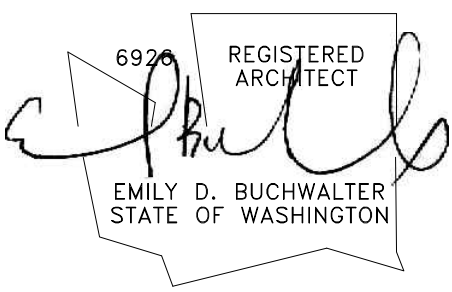


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DRAWING NAME:

FLOOR PLANS

ISSUE: DATE:

Drawn By: JK, SJ
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Owner Approval:

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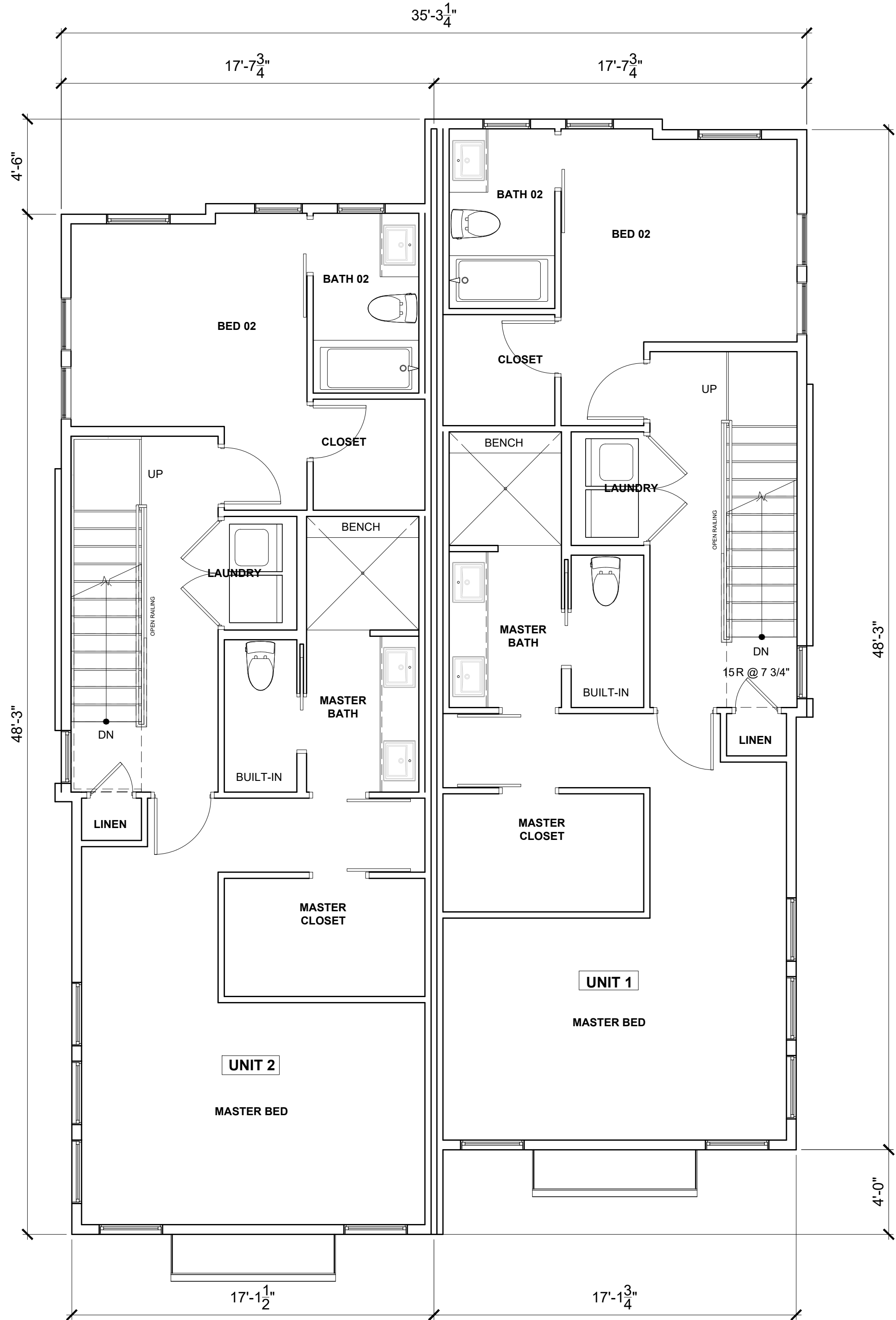
SITE PLANNING

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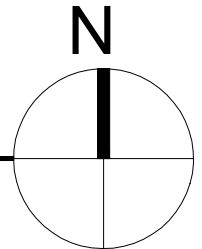
PROJECT No.: 2022 103

DATE: 09-23-2022

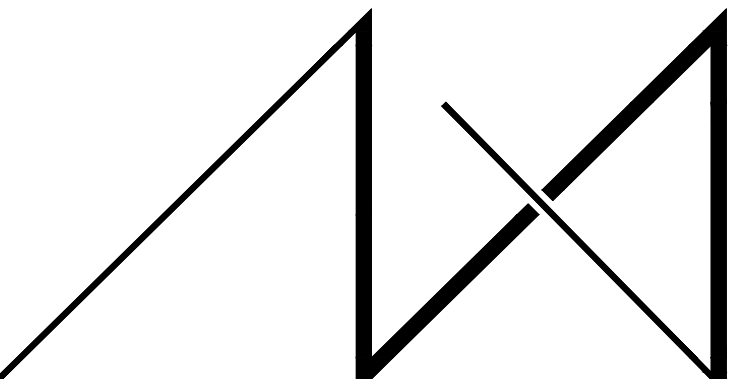
SCALE: 1:1



3RD FLOOR
SCALE 1/4" = 1'-0"



FLOOR AREA	UNIT 1	UNIT 2	TOTAL
1st	50	50	100
2nd	785	785	1,570
3rd	780	780	1,560
4th	285	285	570
FAR	1,900	1,900	3,800
Garage	555	555	1,110
TOTAL GROSS	2,455	2,455	4,910
roof top deck	115	115	230

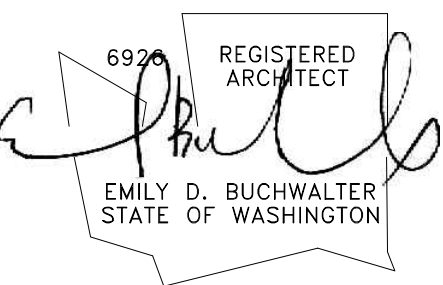


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Owner Approval:

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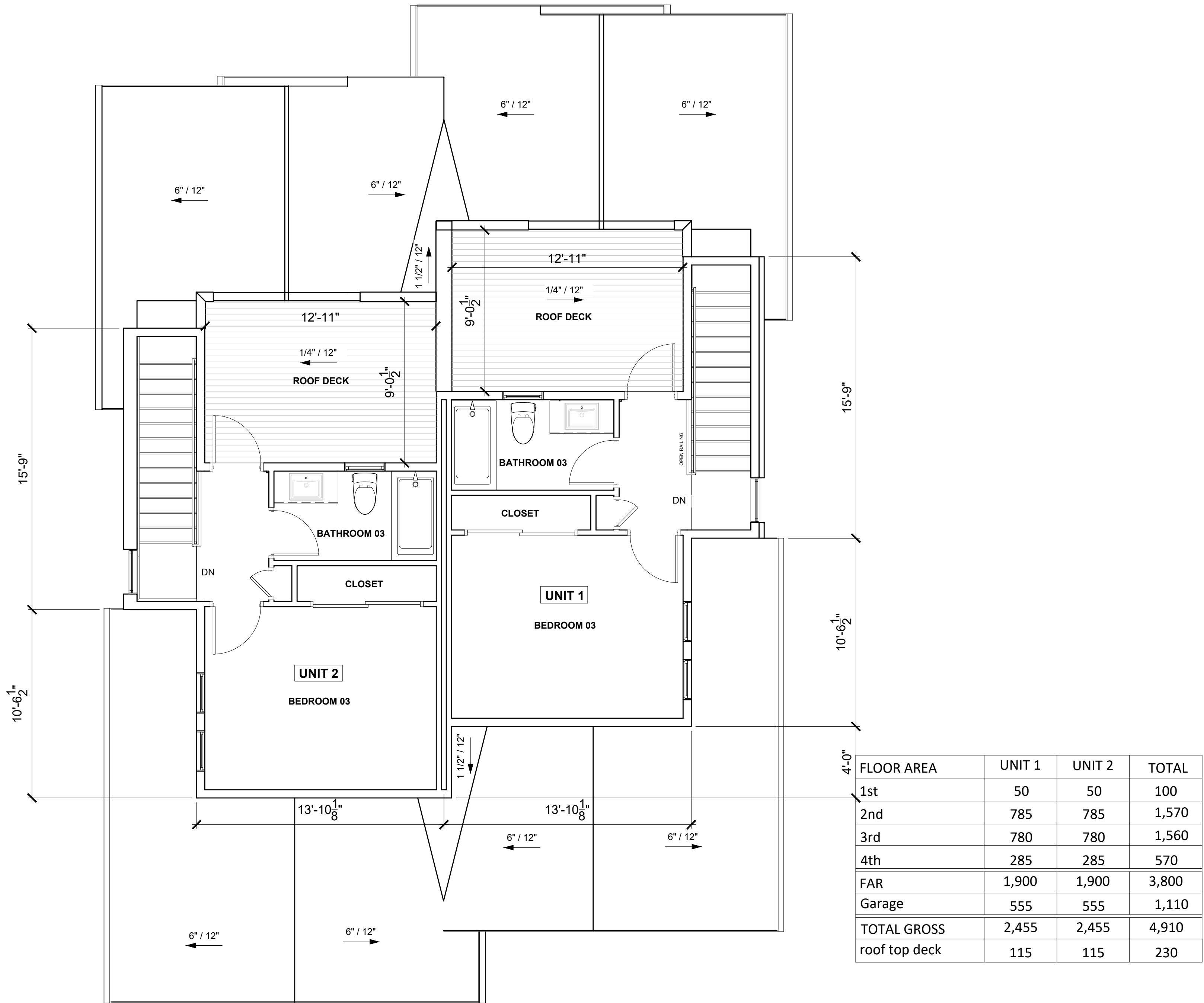
SITE PLANNING

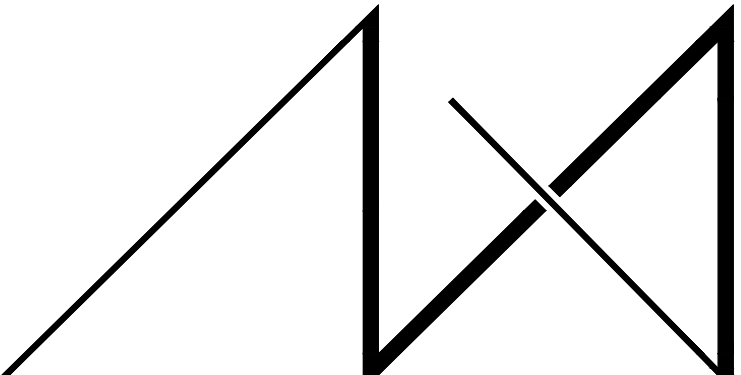
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DATE: 09-23-2022

SCALE: 1:1



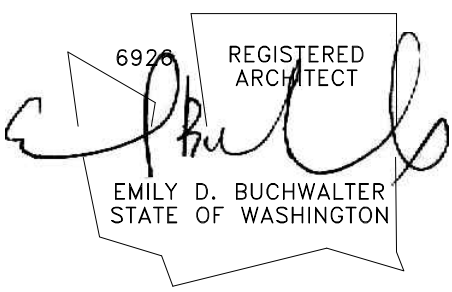


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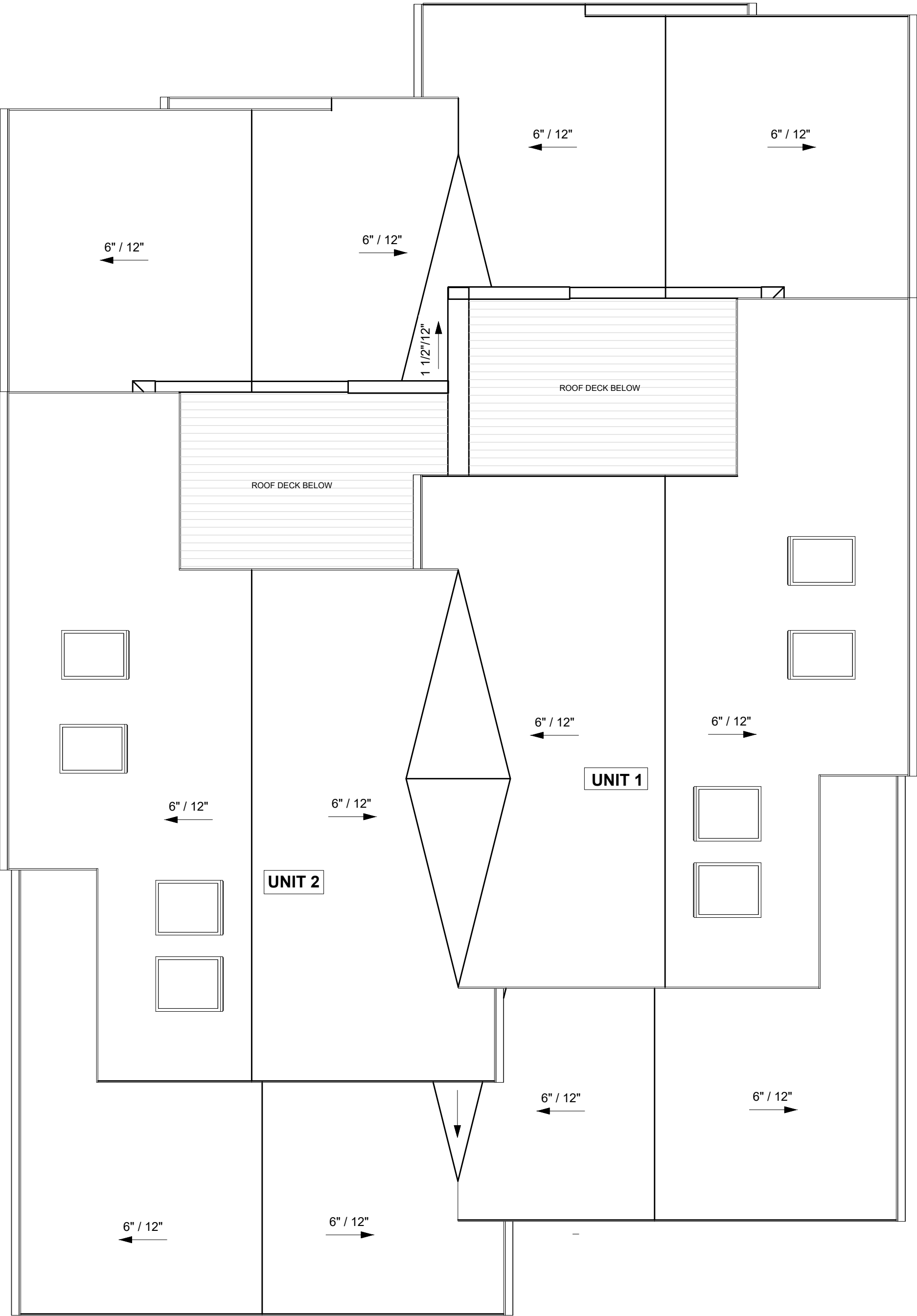
SITE PLANNING

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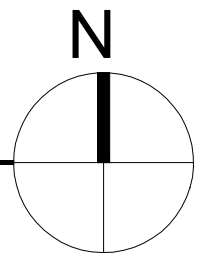
PROJECT No.: 2022 103

DATE: 09-23-2022

SCALE: 1:1



ROOF
SCALE 1/4" = 1'-0"



1. SLIM BRICK:

MUTUAL MATERIALS, MIDNIGHT SKY OR SIM.

2. BOARD & BATTEN:

SW 9541, WHITE SNOW OR SIM.

3. FIBER CEMENT LAP:

SW 9556, INTREPID GREY OR SIM.

4. FIBER CEMENT LAP:

SW 7068, GRIZZLE GRAY OR SIM.

5. FIBER PANEL:

SW 7068, GRIZZLE GRAY OR SIM.

6. EXPOSED CONCRETE:

PLYWOOD FORMED CONCRETE

WINDOWS:

BLACK OR SIM.

DOWNSPOUTS/GUTTERS/FLASHINGS/
RAILINGS/CANOPIES:

BLACK OR SIM.

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GREG RUMSEY
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(907) 242-6527
rumsey@hultquisthomes.com

JOB ADDRESS:

ISSAQUAH, WA 98027
PARCEL # 884390-0500

DRAWING NAME:

ELEVATIONS

ISSUE: DATE:

Drawn By: JK, SJ
Checked By: JK
Owner Approval:

PHASE:

SITE PLANNING

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PROJECT No.: 2022 103
DATE: 09-23-2022

SCALE: 1:1

RENDERED ELEVATION - WEST (ASDP) 1/8" = 1'-0"

RENDERED ELEVATION - SOUTH (ASDP) 1/8" = 1'-0"

RENDERED ELEVATION - EAST (ASDP) 1/8" = 1'-0"

RENDERED ELEVATION - NORTH (ASDP) 1/8" = 1'-0"

A2.0



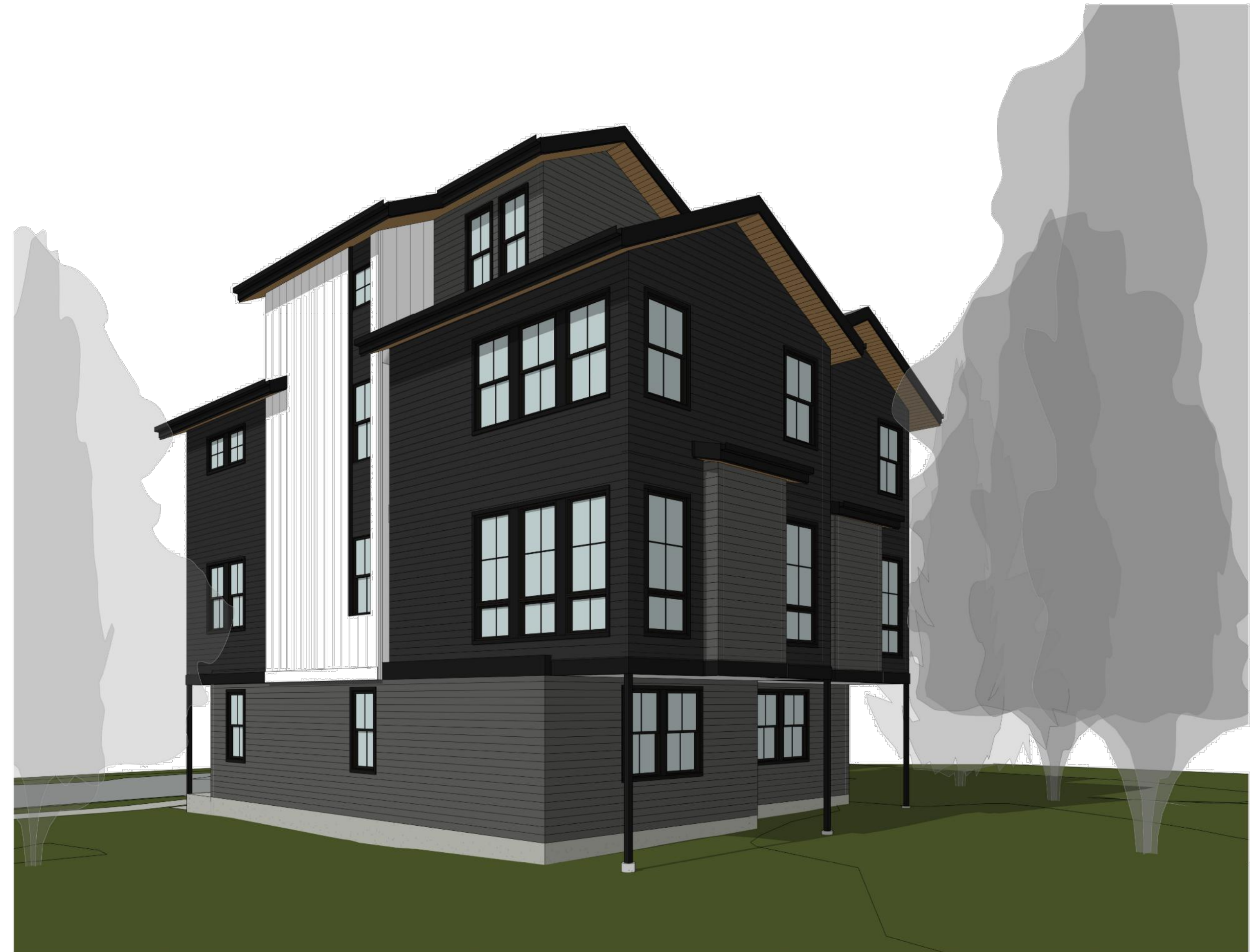
PERSPECTIVE VIEW LOOKING SW 4



PERSPECTIVE VIEW LOOKING NW 3

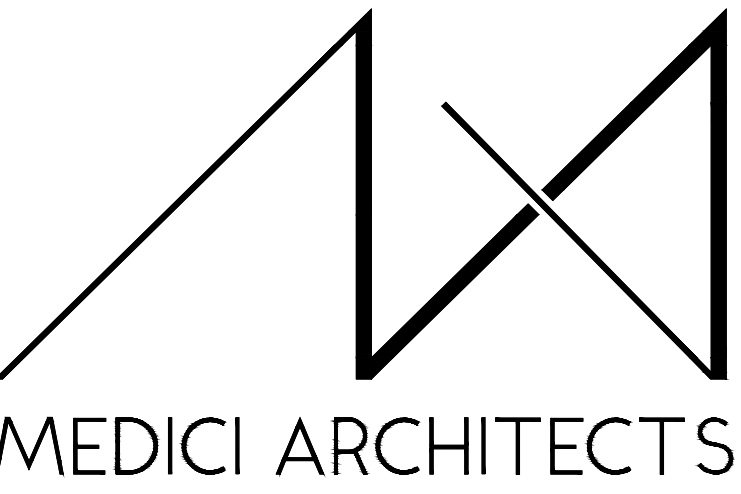


PERSPECTIVE VIEW LOOKING SE 2



PERSPECTIVE VIEW LOOKING NE 1

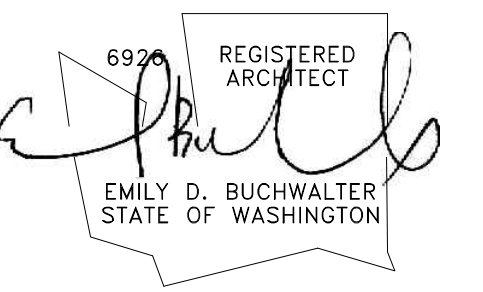
NOTE: 3D RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.



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DRAWING NAME:

PERSPECTIVES

ISSUE: DATE:

Drawn By: JK, SJ

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Owner Approval:

PHASE:

SITE PLANNING

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PROJECT No.: 2022 103

DATE: 09-23-2022

SCALE: 1:1

PROJECT DESCRIPTION:

ADDRESS OF THE PROPERTY:..... NW JUNIPER ST & 5TH AVE NW, ISSAQUAH, WA
PARCEL NUMBER:..... 8843900500
EXISTING ZONING:..... MUR/CENTRAL ISSAQUAH
PROPOSED DWELLING UNITS:..... 2
ACREAGE:..... 0.11 ACRES (4,807 S.F.) GROSS
R.O.W. DEDICATION:..... 0
CRITICAL AREAS:..... 0
NET SITE AREA:..... 0.11 ACRES (4,807 S.F.)
PROPOSED USE:..... SF-D
TOTAL PROPOSED IMPERVIOUS:..... 0.054 ACRES (2,341 S.F.)
SURROUNDING LAND USE:..... MULTI-FAMILY RESIDENTIAL
SEWER DISTRICT:..... CITY OF ISSAQUAH
WATER DISTRICT:..... CITY OF ISSAQUAH
SCHOOL DISTRICT:..... ISSQUAH #411
TELEPHONE SERVICE:..... COMCAST
POWER SOURCE:..... PUGET SOUND ENERGY

PROJECT CONTACTS:

APPLICANT / OWNER:..... HULTQUIST HOMES
PO BOX 1987
ISSAQUA, WASHINGTON 980027
(907) 242-6527
CONTACT: GREG RUMSEY
RUMSEY@HULTQUISTHOMES.COM
CIVIL ENGINEER:..... D.R. STRONG CONSULTING ENGINEERS, INC.
620 7TH AVENUE
KIRKLAND, WASHINGTON 98033
(425) 827-3063
CONTACT: MAHER A. JOUDI, P.E.
MAHER.JOUDI@DRSTRONG.COM
ARCHITECT:..... MEDICI ARCHITECTS
17111 SE 8TH STREET, SUITE 100
BELLEVUE, WA 98005
(425) 453-9298
CONTACT: JENNIFER KIM
JENN@MEDICIARCHITECTS.COM

FIRE SPRINKLER NOTE:

FIRE SPRINKLERS REQUIRED FOR EACH DWELLING UNIT. 1" METER TO BE PROVIDED FOR FIRE FLOW.

EXISTING IMPROVEMENTS NOTE:

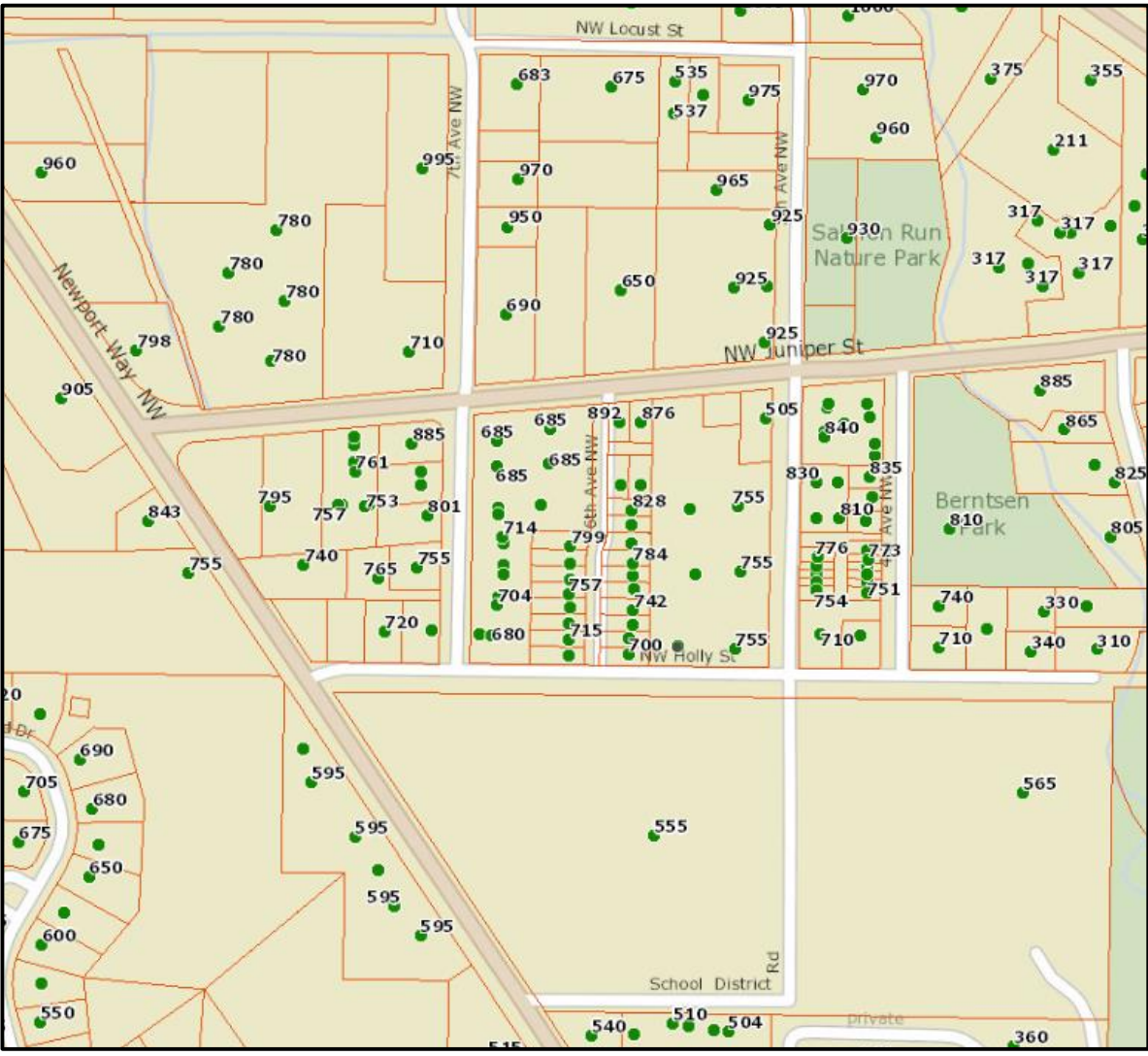
EXISTING TREES AND IMPROVEMENTS ON SITE TO BE REMOVED.

EXISTING UTILITIES NOTE:

EXISTING UTILITIES TO BE POTHOLED PRIOR TO CONSTRUCTION.

NE 1/4 SECTION 28, TOWNSHIP 24 N, RANGE 6 E, W.M.

755 5TH AVE NW DUPLEX

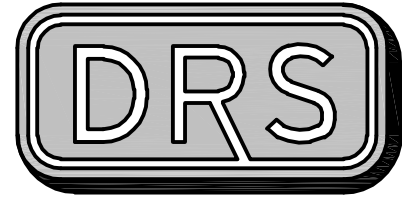
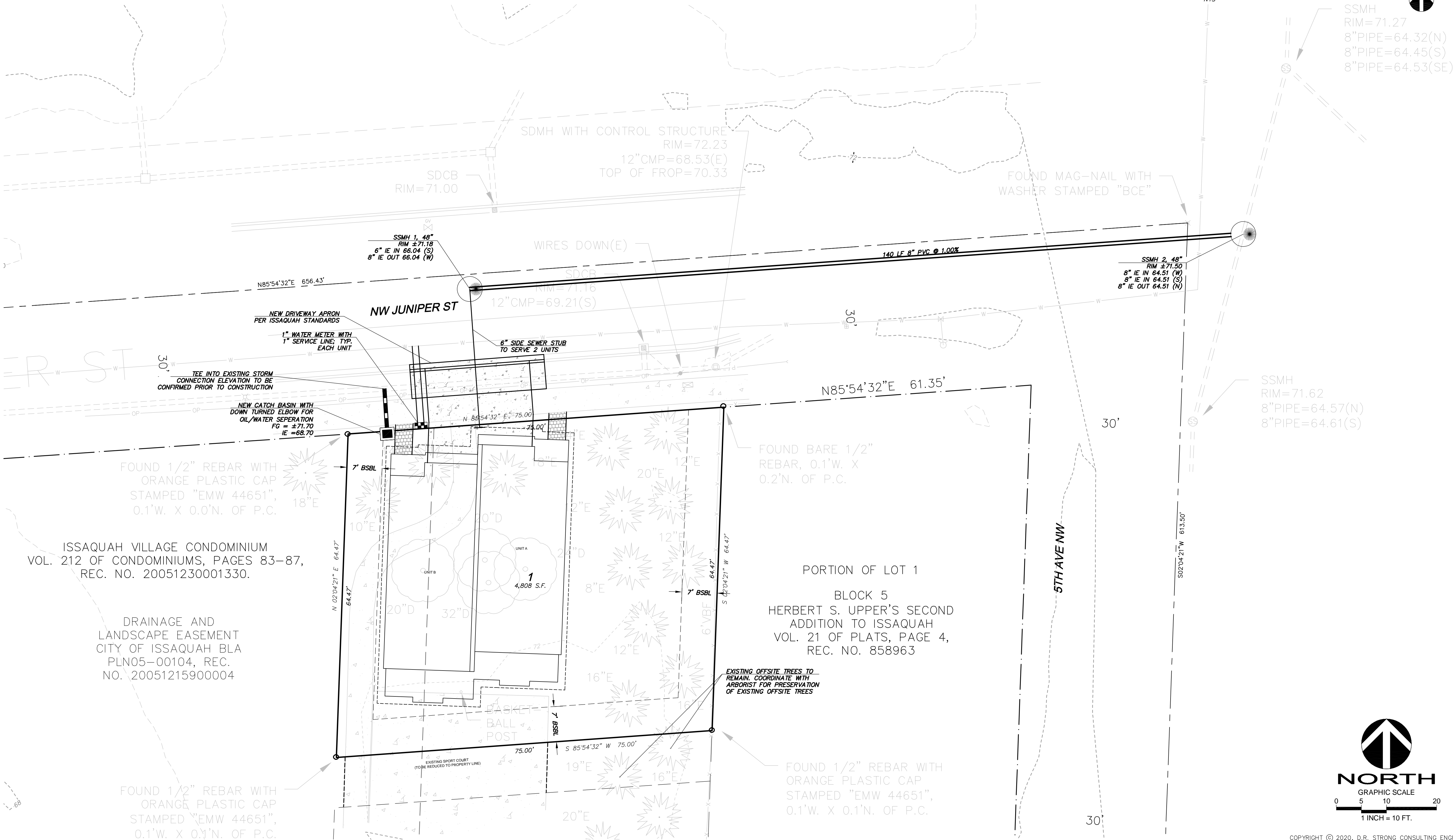


VICINITY MAP

NTS



SSMH
RIM=71.27
8" PIPE=64.32(N)
8" PIPE=64.45(S)
8" PIPE=64.53(SE)



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS

620 - 7TH AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

755 5TH AVE NW DUPLEX
ADMINISTRATIVE SDP

CONCEPTUAL STORMWATER, SEWER
AND WATER PLAN
NW JUNIPER & 5TH AVE NW
ISSAQUAH, WA
PARCEL NUMBER 8843900500

HULTQUIST HOMES, INC.

PO BOX 1987
ISSAQUAH, WA 98027
(907) 242-6527



08/18/2022

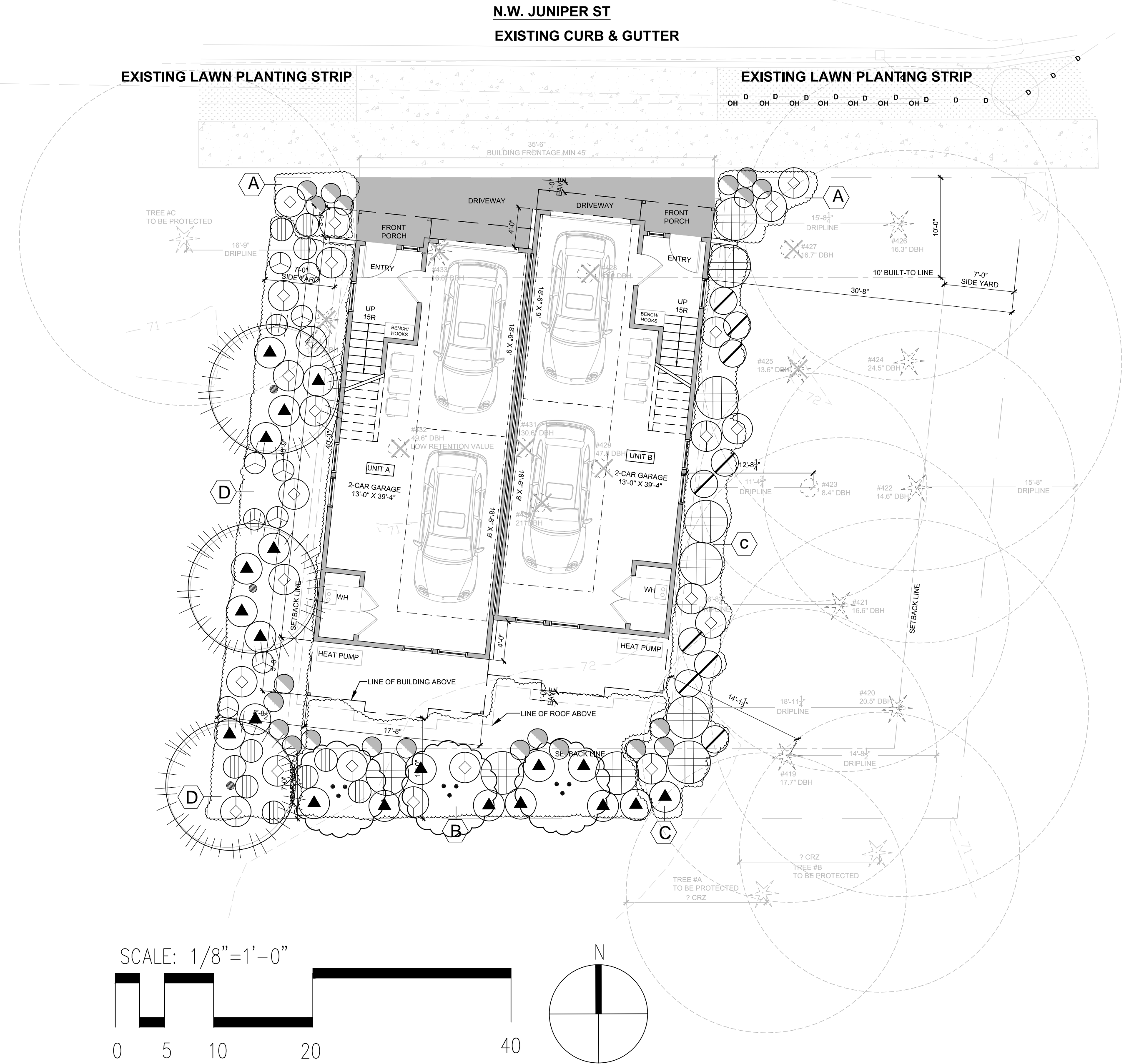
APR

REVISION

DATE

DRAFTED BY: NJC
DESIGNED BY: NJC
PROJECT ENGINEER: MAJ
DATE: 08.18.2022
PROJECT NO.: 20010

DRAWING: C1
SHEET: 1 OF 1



755 5TH AVE NW | SITE PLAN /1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE AT PLANTING	QTY.	NATIVE	MATURE HT./SPD.	85% SPD.
TREES						
X TM	INDICATES EXISTING TREE TO BE REMOVED					
⊗	INDICATES EXISTING SIGNIFICANT TREE AND CRITICAL ROOT ZONE SAVE AND PROTECT					
⊙	STEWARTIA MONADELPHA / TALL STEWARTIA	2" CALIPER, TREE FORM, BRANCHED AT 3' HT.	3	NO	25' / 15'	10'
⊙	THUJA PLICATA 'GREEN GIANT' / HYBRID CULTIVAR WESTERN RED CEDAR	7' HT. 2" CALIPER	3	YES	30' / 15'	13'
SHRUBS						
⊕	RIBES SANGUINUM / RED FLOWERING CURRENT	24" HT., 5-GAL POT	10	YES	4' / 4'	3'-6"
⊕	RHODODENDRON OCCIDENTALE / WESTERN AZALEA	18" HT., 3-GAL POT	23	YES	6' / 4'	3'-6"
⊕	MAHONIA NERVOSA/ LONG-LEAF MAHONIA	12" HT., 2-GAL POT	10	YES	2' / 3'	2'-6"
⊕	POLYSTICHUM MUNITUM/ SWORD FERN	12" HT., 2-GAL POT	9	YES	3' / 3'	2'-6"
⊕	LAVANDULA ANGSTIFOLIA 'HIDCOTE' / LAVENDER	12" HT., 2-GAL POT	21	NO	2' / 2'	2'
⊕	BLECHNUM SPICANT / DEER FERN	18" HT., 2-GAL POT	20	YES	3' / 3'	3'
⊕	CORNUS STOLONIFERA 'KELSEY' / DWARF RED-TWIG	12" HT., 2-GAL POT	10	YES	1.5' / 2'	2'
GROUNDCOVERS						
⊕	IRIDOPUS SPICATA / CREEPING LILY TURF	4-INCH POT		NO	1'-0" O.C.	
⊕	RUBUS CALYNOIDES / EVERGREEN BRAMBLE	4-INCH POT		NO	1'-0" O.C.	
⊕	GAULTHERIA PROCUMBENS / WINTERGREEN	4-INCH POT		NO	1'-0" O.C.	
⊕	FRAGARIA CHILOENSIS / SAND STRAWBERRY	4-INCH POT		YES	1'-0" O.C.	

TREE DENSITY OR REPLACEMENT CALCULATION

REQUIRED DENSITY: 4 SIGNIFICANT TREES / 5,000 S.F.
SITE AREA: 4,807 S.F.

EXISTING SIGNIFICANT TREES ON SITE TO BE REMOVED: 8 TOTAL WITH 219.2" DBH TOTAL

EXISTING TREES TO BE SAVED: 7

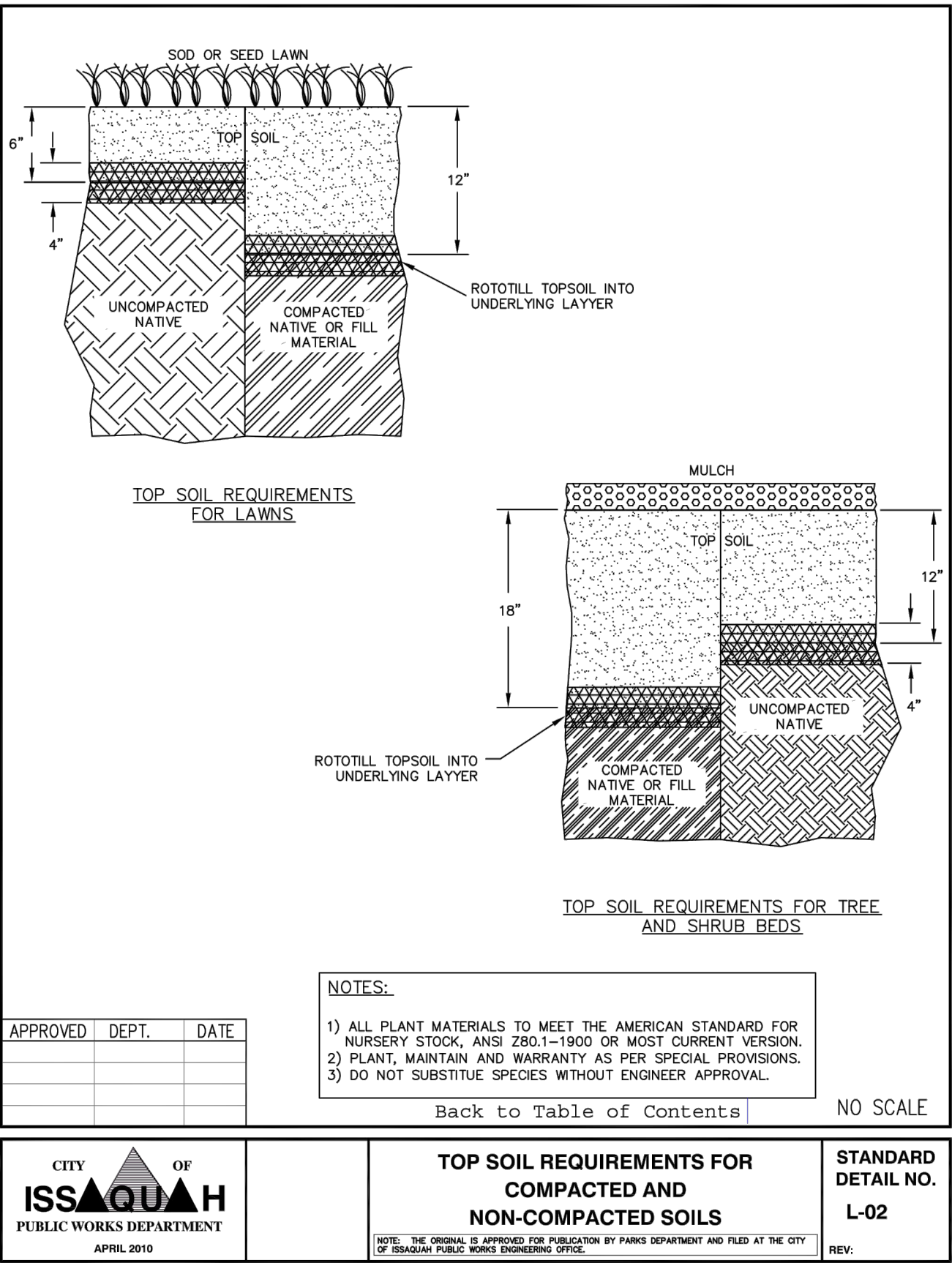
PROPOSED ON-SITE NEW TREES:
6 @ 2" = 12.0" DBH TOTAL

REMOVED EXISTING TREES DBH = 219.2
PROPOSED ON-SITE NEW TREES DBH = 12.0
DIFFERENCE: 207.2" DBH

PROPOSED OFF-SITE NEW TREES OR PAYMENT TO TREE FUND:
104 @ 2" = 208.0" DBH TOTAL

PLANTING NOTES AND SEQUENCE:

1. ALL NEW PLANTINGS SHALL BE IRRIGATED FOR THE ESTABLISHMENT PERIOD WITH SURFACE INSTALLED DRIP AUTOMATIC IRRIGATION EQUIPMENT WITH RAIN SHUT-OFF DEVICE. COMPLETE INSTALLATION OF IRRIGATION SYSTEM PRIOR TO PLANTING OF VEGETATION. NO TRENCHING ALLOWED WITHIN CRITICAL ROOT ZONE OF EXISTING TREES.
2. ALL NEW PLANTING AREA SUBGRADES, EXCEPT THOSE WITHIN THE CRITICAL ROOT ZONE OF ALL EXISTING TREES, SHALL BE TILLED TO A DEPTH OF 12" AND ALL LARGE ROCKS, STICKS, ROOTS AND DEBRIS SHALL BE REMOVED FROM THE TILLED AREA.
3. ALL NEW PLANTING AREAS, EXCEPT THOSE WITHIN THE CRITICAL ROOT ZONE OF ALL EXISTING TREES, SHALL RECEIVE MINIMUM 2" OF COMPOST SOIL AMENDMENT TILLED INTO THE TOP 6" OF IMPORTED SANDY LOAM SOIL. ALL AREAS SHALL RECEIVE MIN. 2" OF ORGANIC MULCH COVER.
4. STAKE OR MARK PLANT LOCATIONS AS INDICATED ON THIS PLAN. AVOID ALL CONFLICTS WITH UTILITY LOCATIONS AND ADJUST PLANT LOCATIONS AS REQUIRED.
5. INSTALL PLANTS AS DETAILED. APPLY SUFFICIENT WATER FOR ESTABLISHMENT OF HEALTHY PLANT GROWTH.
6. ALL TREE PLANTINGS SHALL MAINTAIN MINIMUM 10'-0" CLEARANCE FROM ALL NEW AND EXISTING UTILITY LOCATIONS.



A TYPICAL SOIL PREPARATION

JGM
LANDSCAPE ARCHITECTS
INCORPORATED P.S.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
PARKS AND
RECREATION PLANNING

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755 5TH AVE NW
ISSAQUAH, WA

ISSAQUAH 3

REVISIONS/DRAWING ISSUES:

Drawn by: CL
Checked by: CL

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

PARCEL B OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT PLN05-00104 AS RECORDED IN VOL. 196 OF SURVEYS, PAGES 222-223, UNDER RECORDING NUMBER 20051215900004. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCEL AS DESCRIBED HEREON.
2. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND GS147K GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
4. THE LEGAL DESCRIPTION IS PER RECORDS OF KING COUNTY RECORDER'S OFFICE, RECORDING NO. 20181128001362, DATED NOVEMBER 28, 2018.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON DECEMBER 27, 2018 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET ON DECEMBER 27, 2018. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.

HORIZONTAL DATUM

NAD 1983(2011); PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

VERTICAL DATUM

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

REFERENCE SURVEYS

R1) BOUNDARY LINE ADJUSTMENT, RECORDING NO. 20051215900004
R2) CONDOMINIUM SURVEY, RECORDING NO. 20051230001330
R3) CONDOMINIUM SURVEY, RECORDING NO. 199812072209
R4) RECORD OF SURVEY, RECORDING NO. 20010518900001
R5) RECORD OF SURVEY, RECORDING NO. 20060131900001
R6) RECORD OF SURVEY, RECORDING NO. 20030113900001
R7) REPLAT OF LOTS 3, 7, AND 8, BLOCK 5 OF HERBERT UPPER'S SECOND
ADDITION TO ISSAQUAH, RECORDING NO. 20080623000755

RECORDS OF KING COUNTY RECORDER'S OFFICE

LEGEND

- SET REBAR & CAP EMW LS #44651
 - FOUND REBAR (AS SHOWN)
 - ⊕ FOUND LEAD & TACK (AS SHOWN)
 - ⊙ FOUND LEAD W/TACK & WASHER (AS SHOWN)
 - ⊕ FOUND CASED MONUMENT (AS SHOWN)
 - △ FOUND "MAG" NAIL (AS SHOWN)
 - ⌒ STORM DRAIN MANHOLE
 - ⌒ STORM DRAIN CATCH BASIN
 - ⌒ GAS VALVE
 - ⌒ POWER POLE W/DROP
 - GUY ANCHOR
 - BASKETBALL HOOP
 - DECIDUOUS TREE
 - ⌒ CEDAR TREE
- OVERHEAD POWER LINE

STORM DRAIN LINE

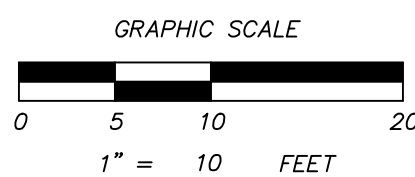
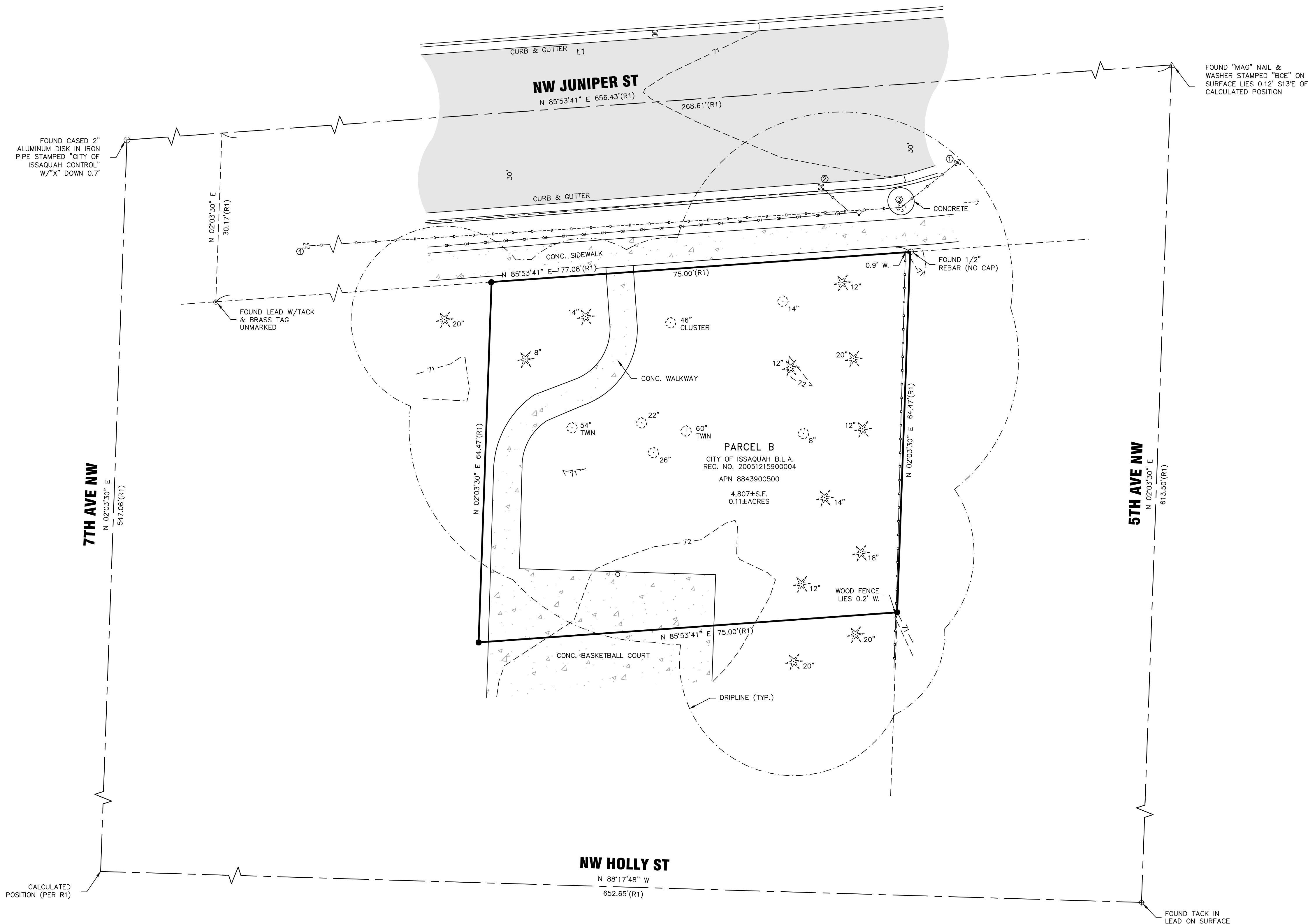
WOOD FENCE
- (R) DISTANCE AS REFERENCED

STORM STRUCTURE TABLE

- ① CATCH BASIN
RIM EL=71.07'
(SW) 12" CPP I.E.=68.91'
- ② CATCH BASIN
RIM EL=70.87'
(S) 12" CMP I.E.=68.82'
- ③ STORM DRAIN MANHOLE
RIM EL=71.94'
(NE) 12" CPP I.E.=68.14'
TOP 18" CMP RISER EL=70.14'
12" INLET TO RISER I.E.=68.09'
- ④ CATCH BASIN
(SOLID LID)
RIM EL=70.91'
(N) 12" CPP I.E.=66.91'
(E) 18" CONC. I.E.=66.91'
(S) 12" CMP I.E.=66.91'
(W) 18" IRON I.E.=66.96'

NOTE:
THE EXISTING UTILITIES AS SHOWN
ARE ONLY APPROXIMATE AND ARE
BASED ON THE BEST AVAILABLE
INFORMATION. IT SHALL BE THE
CONTRACTOR'S RESPONSIBILITY TO
VERIFY THE SIZE, TYPE, LOCATION,
AND DEPTH OF ALL EXISTING UTILITIES
PRIOR TO STARTING CONSTRUCTION,
AND INFORM THE DESIGN ENGINEER
OF ANY DISCREPANCIES.

Call Before You Dig
1-800-424-5555

1
SHT.

OF 1

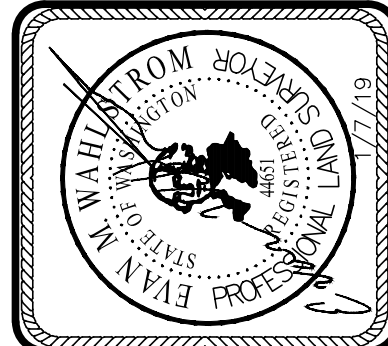
LOCATED IN SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 24N, RANGE 6E, W.M., KING COUNTY, WASHINGTON

BDR HOLDINGS LLC

BDRKI-181205

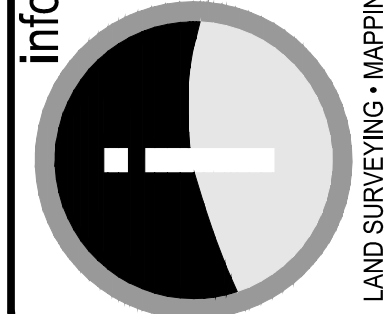
TOPOGRAPHIC SURVEY

DRAFTED: JR	CHECKED: EMW
DATE: 1/7/2019	JOB NO.: BDRK1-181205
SCALE: 1"=10'	FIELD CREW: AG



755 5TH AVE
ISSAQUAH , WA 98027
TAX PARCEL NO. 8843900500

informed land survey



AND SURVEYING • MAPPING • CONSTRUCTION LAYOUT